

State Use 1010
Print Date 1/4/2025 10:39:24 AM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																			
TRAN PAUL K MATT J KENT 134 DUDLEY ST MARLBOROUGH MA 01752				4	Rolling	1	All Public	1	Paved	2	Suburban	Description		Code	Assessed		Assessed		228 MARLBOROUGH, MA												
										RES BLDG		1010	310,400		310,400																
										RES LAND		1010	225,400		225,400																
				SUPPLEMENTAL DATA						RES BLDG		1010	900		900																
				Alt Prcl ID 66/53// Deed Ref Aff Housin Schedule I LCD CERT GIS ID M_192747_899481				PROBATE Assoc Pid#				Total		536,700		536,700		VISION													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																		
TRAN PAUL K SIIRA JOHN P SCHEFFER JOHN D				74771	0132	05-28-2020		Q	I	430,000		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed										
				44196	0363	11-30-2004		Q	I	375,000		00	2025	1010	310,400	2024	1010	280,500	2023	1010	287,800										
				29092	0274	09-14-1998		Q	I	172,000		00		1010	225,400		1010	204,900		1010	174,700										
														1010	900		1010	900		1010	400										
				Total									536,700		Total		486,300		Total		462,900										
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Code	Description				Amount		Code	Description		Number											Amount		Comm Int							
Total				0.00																											
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 310,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 225,400 Special Land Value 0 Total Appraised Parcel Value 536,700 Valuation Method C Total Appraised Parcel Value 536,700																			
Nbhd		Nbhd Name				B		Tracing														Batch									
0060																															
NOTES																															
												BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
												Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpose/Result			
																							09-09-2023	MLI	02		14	Field Review			
																							05-05-2020	TB			14	Field Review			
											10-16-2017	TB	00	Measured & Listed																	
											03-31-2009	RD	01	Measured & 1 Vist																	
											03-31-2009	RD	02	Measured & 2 Vist																	
LAND LINE VALUATION SECTION																															
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustmen		Adj Unit P	Land Value												
1	1010	Single Family	A2			15,400	SF	14.64	1.00000	5	1.00	0060	1.000				1.0000		14.64	225,400											
Total Card Land Units						0.35	SF	Parcel Total Land Area						0.35	Total Land Value						225,400										

Account # 00258829

Map ID 66/ 53/ / /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					Owne
Roof Structure:	03	Gable or Hip			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Flr 1	14	Carpet	Condo Unit		
Interior Flr 2	12	Hardwood	COST / MARKET VALUATION		
Heat Fuel	03	Gas	Building Value New		419,408
Heat Type:	04	Forced Hot Air	Year Built		1960
AC Type:	03	Central Air	Effective Year Built		1990
Total Bedrooms	03	3 Bedrooms	Depreciation Code		G
Total Bthrms:	2		Remodel Rating		
Total Half Baths	0		Year Remodeled		
Total Xtra Fixtrs			Depreciation %		26
Total Rooms:	7		Functional Obsol		
Bath Style:	03	Modern	External Obsol		
Kitchen Style:	03	Modern	Trend Factor		1
			Condition		
			Condition %		
			Percent Good		74
			RCNLD		310,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD3	SHED MET VI	L	80	13.00	2009		88		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	178.05	170,928
FSP	Screen Porch	0	156	39	44.51	6,944
FUS	Finished Upper Story	960	960	960	178.05	170,928
UBM	Unfinished Basement	0	960	192	35.61	34,186
WDK	Wood Deck	0	334	50	26.65	8,903
Ttl Gross Liv / Lease Area		1,920	3,370	2,201		391,889

